



**Planning, Development
and Transportation**

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DATE: 10.05.2015

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■ **SOUTH FRONT APARTMENTS [Plan Review# 2]**

Initial Review Note

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. The site plans appear to have a conflicting parking area within the old 3rd St driveway/ 3rd St gate location. Please revise the plan to show the closed driveway and 5' walk along the southern portion of the parking lot. Ensure the 5' walk is striped once it enters the parking lot.
2. The parking lot should have the landscaping island and 5' walk marked on the site plans.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

3. The parking lot in front of building #2 (permeable parking lot), appears to have a large shift in slope from the curb that is adjacent to Greenfield St/retaining wall and the side of the parking lot that is adjacent to the building. The drainage plan shows differences in the curb height of 19.28 on the northern side of the parking lot and a curb height of 17.28 at catch basin #1.
4. The parking lot must maintain proper slope from the sidewalk on Greenfield Street and the sidewalk adjacent to the building. ADA slope requirements must be considered when grading and paving the parking lot.
5. Please revise or modify the proposed parking lot elevations to show the relationship of the curb height, pavement height and opposite curb height at both the Northern and Southern parts of the pervious parking lot.
6. The direction of motion for the proposed gate does not appear to clearly shown. Please provide a detail for the gate and add comments to describe how the gates will open and close.
7. Show and apply the City's 46'X46" sight distance triangle at the intersection of 2nd Street and Greenfield Street on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

8. The handicap spaces in the parking lot with permeable pavement, appear to have a large slope from the spaces across the parking lot to the building.

9. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.